



CARNMHOR

26b Birkhill Road, Stirling, FK7 9JS



CARNMHOR

26b Birkhill Road, Stirling, FK7 9JS

An exceptional and highly specified modern family home, this substantial new-build residence offers beautifully proportioned accommodation, cutting-edge smart technology and luxurious finishes throughout, set within landscaped, multi-level gardens. Designed for both everyday family living and impressive entertaining, the property seamlessly combines elegance, comfort and functionality in a prime residential setting.

Accommodation:

Ground Floor: Entrance Vestibule, Reception Hallway, Living Room, Formal Lounge, Kitchen / Breakfast Room, Utility Room, Dining Room, Sunroom, Study / Home Office, Guest WC, Cloakroom

First Floor: Principal Bedroom Suite with Walk In Wardrobe, Family Bathroom, Bedroom with Ensuite, 3 Further Double Bedrooms, Linen Cupboard.

Exterior: Front Garden with extensive Chipped Driveway, Lawned Area, Side Access, Upper Patio Seating Area, Multi-Level Rear Garden, Double Garage.



CARNMHOR

26b Birkhill Road, Stirling, FK7 9JS



Situation

Situated around a quarter of a mile outside the highly regarded village of Cambusbarron, 26B Birkhill Road enjoys a peaceful semi-rural setting at the foot of Gillies Hill, an area known for its woodland walks, open countryside and outdoor lifestyle.

Cambusbarron is a popular and well-established village, particularly appealing to families, with a well-regarded primary school and a useful range of everyday amenities including a Co-op, local butcher, pharmacy, sub post office/convenience store, community centre and traditional village pub.

The surrounding area is ideal for families and outdoor enthusiasts alike, with nearby woodland, walking routes and open green space, while Stirling city centre is just a short drive away. Stirling offers a wide range of supermarkets, high street shopping, restaurants and leisure facilities, as well as a mainline railway station with regular services to Glasgow and Edinburgh, making the area well suited to commuters.



Nearby Bridge of Allan offers a vibrant high street with boutique shops and cafés, along with access to the University of Stirling and its extensive sports facilities, while Dunblane is well regarded for schooling, including Dunblane High School, as well as its independent retailers and attractive green spaces. Stirling High School is only a short distance away also.

Combining a peaceful position just outside the village with excellent access to amenities, schooling and transport links, this location offers an ideal balance for modern family living.

Transport links are superb. Stirling Railway Station is just over a mile away, providing direct services to major centres including Glasgow and Edinburgh, while additional rail links at Bridge of Allan and Dunblane Stations broaden commuting options. Regular local bus services and nearby park-and-ride facilities offer further convenience for day-to-day travel. Road connections are equally strong, with easy access to the M9 motorway, ensuring efficient travel across central Scotland.

The location benefits from a wealth of local amenities, with Stirling city centre close by offering shops, cafés, restaurants and cultural attractions including historic sites, theatres and parks. The surrounding area also provides excellent leisure opportunities, from scenic walking routes to golf courses and family-friendly outdoor spaces.

Whether for everyday living, schooling or commuting, this highly desirable Stirling location combines convenience, community and connectivity, making it an ideal choice for modern family life.



General Description

This impressive modern new-build residence, completed in 2006, offers exceptional space, technology and finish throughout, making it an ideal family home designed for both comfort and entertaining. The property is smart-wired throughout, with ceiling-mounted speakers in every room connected to a Sonos system, dimmer switches throughout, and individual thermostats to each room. The entire house, on both floor, benefits from full underfloor heating.

A tiled entrance vestibule opens into a striking reception hallway, centred around a grand double staircase with generous space for storage beneath. From here, all principal rooms are accessed.

The main living room features a Stovax fire with a dramatic floor-to-ceiling stone hearth and surround, engineered wooden flooring laid over underfloor heating, and a large bay window providing excellent natural light. A formal lounge offers a more traditional setting with carpeted flooring, ceiling speakers, an open coal fire with stone surround, and another spacious bay window.

The kitchen is exceptionally well equipped, offering a generous range of floor and wall units with Corian worktops and adjoining breakfast table. Integrated appliances include two Smeg ovens, a Fisher & Paykel coffee machine, AEG induction hob, Küppersbusch worktop grill, double fridge and freezer, dishwasher, and a Fisher & Paykel extractor. A utility room leads directly to the garden and provides additional storage, sink, Bosch washing machine and tumble dryer, freezer and wine rack.





A well-appointed study features wooden flooring, bespoke fitted desk and cabinetry, together with patio doors opening directly onto the garden. The dining room is a spacious and light-filled room, comfortably accommodating a large dining table and flowing seamlessly into the sunroom through double doors. Benefiting from underfloor heating and extensive glazing, the sunroom provides an inviting additional reception space with direct access to the outdoor seating areas and attractive views over the gardens beyond.

Additional ground floor accommodation includes a fully tiled guest WC with wall-mounted sink and concealed cistern, and a large cloakroom cupboard housing the electrical systems and smart wiring.

Upstairs, a skylight above the staircase floods the landing with natural light. The principal bedroom is spacious and bright, featuring a large bay window, an archway to a dressing area and walk-in wardrobe. The luxurious ensuite bathroom is fully tiled and includes a large walk-in rainfall shower with glass panels and handheld attachment, wall-mounted sink, bidet and concealed WC.

The family bathroom is equally impressive, offering a double walk-in rainfall shower with handheld attachment, freestanding bath with mixer tap and shower head, WC and sink.



There are several further generously sized bedrooms, including two overlooking the garden with fitted wardrobes, one with loft access. A further bedroom enjoys its own ensuite shower room, along with bay window and additional fitted wardrobes. The smallest bedroom comfortably accommodates a double bed and includes built-in storage.

A linen cupboard and heating manifold complete the first floor.

Garden

Externally, the front garden is enclosed by stone walls with safety bollards flanking an impressive electric metal entrance gate. A chipped driveway provides ample parking and leads both to the front door and the side garage, while a large lawn and side access offer practicality and privacy.

The rear garden is beautifully landscaped and arranged across three levels, with stone walls, steps and box hedging creating a structured yet elegant design. A paved terrace at the top level offers an ideal seating and entertaining area with integrated perimeter spotlights. Lower levels include chipped pathways and a lawned area, with paper birch trees providing a natural focal point at the bottom of the garden.

Steps lead down to the double garage, fitted with electric Garamatic doors. Adjacent is a versatile room previously used as a home office, complete with WC, fitted units, shelving and additional overhead storage.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK7 9JS

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Stirling Council, Allan Water House, Kerse Road, Stirling FK7 7SG. Tel: 01786 404040

Classifications

Council Tax Band H

EPC Rating Band

Tenure

Freehold

Services

Mains water, gas & electricity. GCH.

Solicitors

Euan Terras, Sprang Terrace Solicitors Ltd, Ayshire. Tel: 01292 288300. Email: emt@sprangterras.co.uk

Offers

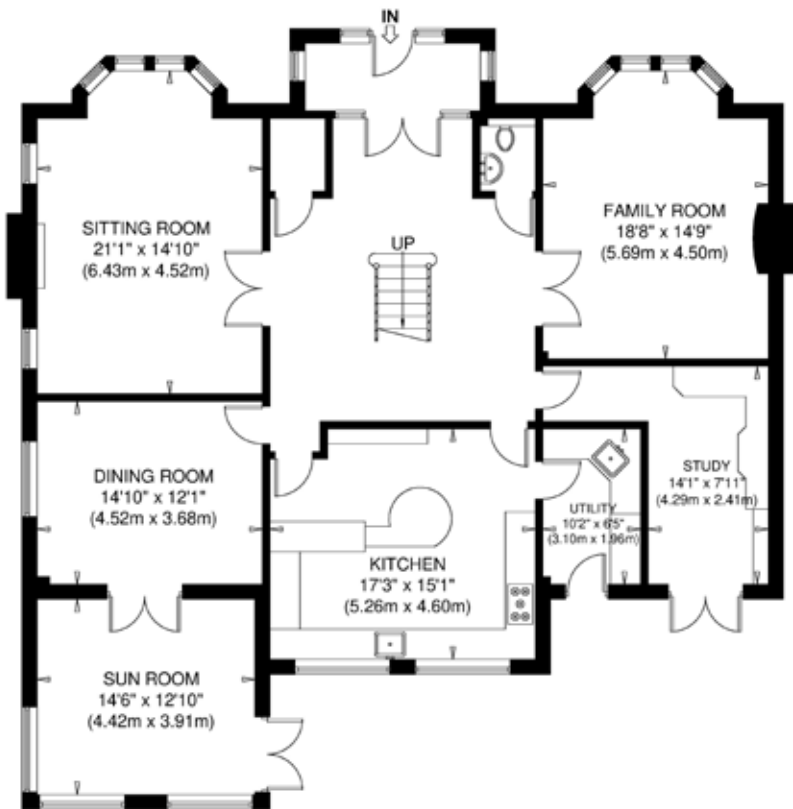
Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

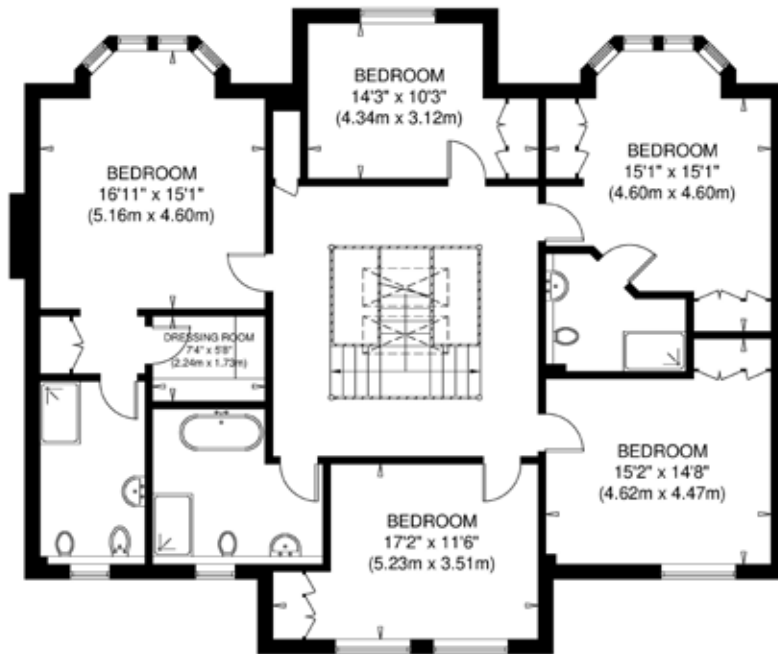
This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

In addition, our social media platforms are [facebook.com](https://www.facebook.com), [RettieTownandCountry](https://www.RettieTownandCountry.com), twitter.com, [RettieandCo](https://www.RettieandCo.com), [Instagram](https://www.instagram.com) and [LinkedIn](https://www.linkedin.com).

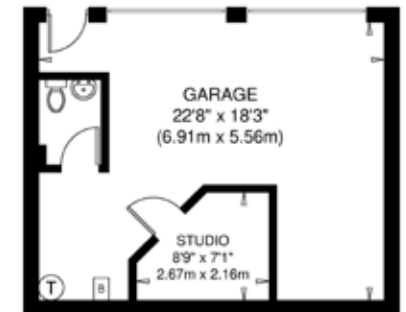




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 171.9 SQ M / 1850 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 153.0 SQ M / 1647 SQ FT



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 38.3 SQ M / 412 SQ FT

BIRKHILL ROAD 26B
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 324.9 SQ M / 3497 SQ FT
OUTBUILDING = 38.3 SQ M / 412 SQ FT
TOTAL = 363.2 SQ M / 3909 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

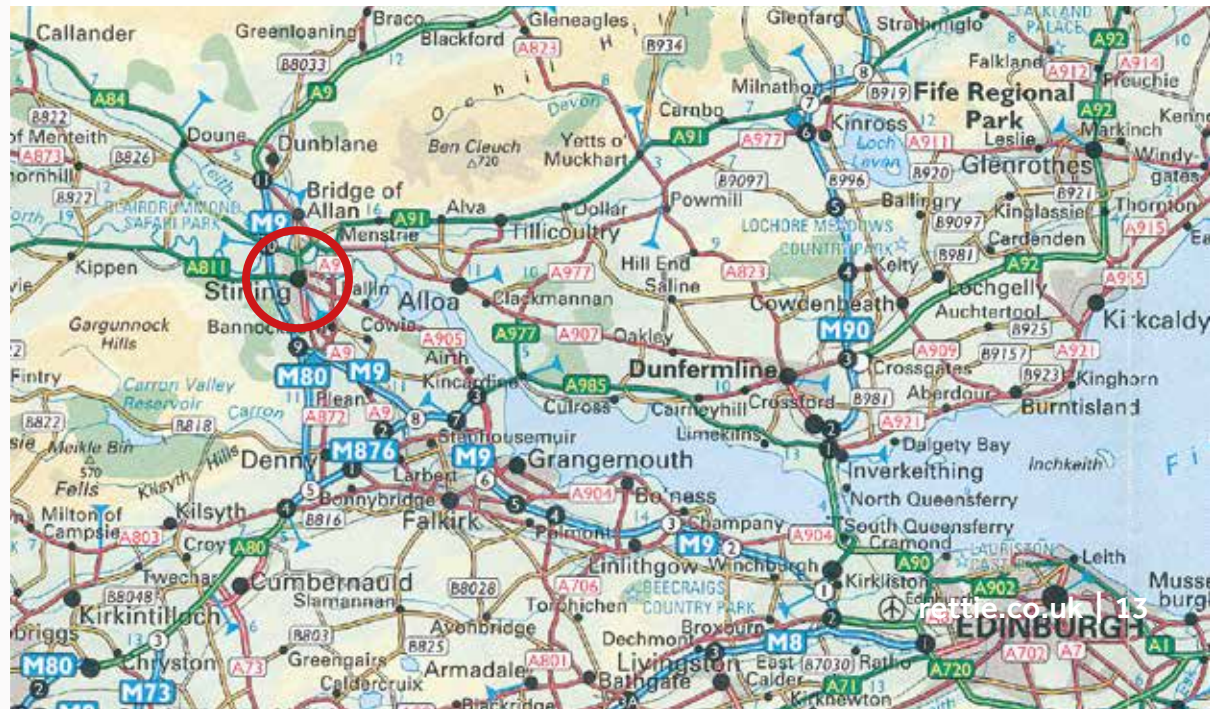
2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.


3 All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





CARNMHOR
26B

RETTIE

- 📞 0131 624 4183
- ✉️ mail@rettie.co.uk
- 🏠 11 Wemyss Place
Edinburgh
EH3 6DH